

LAND SUBDIVISION COMMITTEE MEETING
April 5, 2012

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Steve Hall

Matt McLaughlin

Rick Weber

Paul O'Shea

Lori Williams

Cyndi Knowles

Brian Davis

Kenneth Springs

Others

Duane Weiss

Curtis Trampe

Don DeFrates

Staff

Joe Zeibert

Steve Keenan



April 6, 2012

TO: Fred & Marilyn Bell

RE: Dixie's County Minor Subdivision

650 West Fisher Road

Final Plat

Cantrall, IL 62625

Enclosed are minutes of the **April 5, 2012** Subdivision Committee Meeting.

☒ Revisions are necessary – See minutes

☐ Revisions are not necessary

The following are needed at the Planning Commission office by **April 13, 2012** for review at the **April 19, 2012** Public Health, Safety & Zoning Committee meeting to be held at 6:15 PM in Room 201, 2nd Floor, County Building

☒ Original

☐ 8 Copies

☐ Percolation Data & Certification

☐ Covenants

☐ Proof of Publication from Newspaper

☐ Surveyor's Certification

☐ Owner's Acknowledgement

☐ Drainage Statement

☒ Other Certificates as required per Sections 16.16.040.C.2 and 16.16.050 of the Sangamon County Subdivision Ordinance

cc: Duane E. Weiss Land Surveying

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2011-05

CENSUS TRACT # 37

NAME OF SUBDIVISION:	Dixie's County Minor Subdivision – Final Plat				
JURISDICTION:	County				
DATE OF MEETING:	April 5, 2012				
OWNER:	Fred & Marilyn Bell				
ENGINEER:	Duane E. Weiss Land Surveying				
DESCRIPTION:	Pt NW ¼, Sec. 16, T17N, R5W – Fisher Road east of State Route 29 and southeast of the Village of Cantrall				
	<table border="0" style="width: 100%;"><tr><td style="text-align: center;">10.26</td><td style="text-align: center;">Acres</td><td style="text-align: center;">2</td><td style="text-align: center;">Lots</td></tr></table>	10.26	Acres	2	Lots
10.26	Acres	2	Lots		
MOTION TO RECOMMEND:	Approve, Subject To				
BY:	Brian Davis				
2ND BY:	Kenneth Springs				
VOTE:	Passed with one no vote				

Duane Weiss presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify the 0.5 acres reserved for septic fields on each lot. He said the applicant shall remove the proposed house from the plat. Zeibert said the applicant shall show the 30' building setback for fire suppression on the plat. Weiss asked whether the 30' meant from the road or between buildings to which Zeibert said between buildings. Weiss said there should be 100' between the buildings. Zeibert said the applicant shall show the existing utility lines on the site. Zeibert said the applicant should show contours at 2' intervals. He said the applicant shall add this note to the final plat: "Approval of this plat by Sangamon County does not constitute a guarantee that a suitable sewage disposal system can be constructed on each lot." Zeibert said the applicant shall correct the parcel identification number (PIN) to say 06-16-100-032. He said he thought the Highway Department would want a note stating no discharge would be allowed into the ditch. Weiss said he believed the note was on the plat.

Kenneth Springs, citizen member, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Brian Davis, Sangamon County Highway Department, said the sight distance issue was resolved with the note on the plat and would be handled by the township road commissioner. Davis said the 5' contours were adequate and that 2' contours would clutter the page too much.

He said County Highway agreed with the rest of the Regional Planning Commission's comments. Humphrey reiterated that no pump discharges or sewage disposal would be allowed to the ditches to which Davis said yes.

Steve Stewart, CWLP-Water, said documents indicating the 30' setback and the local water capacity were acceptable to the local water authorities. He said CWLP had no objections.

Gregg Humphrey, Springfield Metro Sanitary District, said the District objects to development without all utilities in place.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brian Davis moved to approve the final plat, subject to:

- (1) Showing the 0.5 acre reserved for septic fields on each lot;
- (2) Removing the proposed house from the plat;
- (3) Showing the 30' building setback for fire suppression;
- (4) Adding the sewage disposal system note;
- (5) Correcting the PIN; and,
- (6) Providing the appropriate language regarding sanitary and other discharge into the roadside ditch.

Kenneth Springs seconded the motion and the motion passed with Gregg Humphrey voting no.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



April 6, 2012

TO: Curt A. Trampe

4823 Rodger St.

Springfield, IL 62711

RE: The Unit

A Mini Storage Facility

Large Scale Development Plan

Enclosed are minutes of the April 5, 2012 Subdivision Committee Meeting.

cc: Greene & Bradford, Inc.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2012-02
(L & Sc)
CENSUS TRACT # 30

NAME OF SUBDIVISION: The Unit-A Mini Storage Facility – Large Scale Development Plan

JURISDICTION: City

DATE OF MEETING: April 5, 2012

OWNER: Curtis Trampe

ENGINEER: Greene & Bradford, Inc.

DESCRIPTION: Pt SE ¼, Sec. 22, T15N, R5W – West side of Rodger Street, north of Southwind Road

2.906 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Withdrawn by Developer

BY: _____

2ND BY: _____

VOTE: _____

After discussion about the requirement to seek a zoning variance, Don DeFrates, on behalf of the applicant, requested the large scale plan be withdrawn.

The following comments were received:

Regional Planning Commission

- Add a parking summary of the required and provided spaces.
- Show the sewer line to the existing building.
- Show the sodded and seeded areas.
- Add a note that all light fixtures shall be full cut off.
- Show a silt fence around the entire site.
- The erosion control plan must meet the erosion control regulations of the City of Springfield, Chapter 154 of the Municipal Code.
- What is being done with the storm water before it reaches the detention area? Rip rap? If so, suggest using native plantings.
- Is the 6" existing tree in the west detention pond staying or being removed?

Office of Planning and Economic Development – no comments

Sangamon County Highway Department – no comments

CWLP – Water – no comments

Springfield Metro Sanitary District – no comments

Department of Public Works

- Please show circulation of traffic on the existing parking lot.
- Dimension all parking spaces.
- Please show a sign detail for each sign which will be used on the site.
- Where is existing sanitary sewer service? Is a new sanitary sewer service needed?
- Provide spot elevations for sidewalk.
- Install Rip-Rap and F.E.S. at all outlets.
- Obtain easements from property owner to west to outlet onto their property.
- Install new concrete culvert underneath the south entrance.
- Shift shade trees further away from sidewalk to avoid future tree uproots.
- Dedicate R.O.W. for the sidewalk.
- Show Georidge Dike and Inlet protection locations.
- Include the sodding/seeding locations and provide the applicable notes.
- An erosion control permit will need to be obtained from the City of Springfield.
- Remove Brick Pavers, and insert Armor Tile or equivalent for truncated domes note.
- Need SWPPP and NOI.

Springfield Building and Zoning Department

- A variance to allow two principal uses on one lot is required.
- More landscaping (i.e. trees) is required along the road R.O.W.
- Ensure all the parking areas are paved in the storage areas.

Springfield Fire Department

- A Knox box or similar device is required for the gated entryway.

Sangamon County Zoning Department – no comments

Sangamon County Department of Public Health – no comments